

FOR LEASE

**2246 ZURICH DRIVE**

FORT COLLINS, CO 80524

**PRICE REDUCTION!**



**NEWLY CONSTRUCTED INDUSTRIAL BUILDING**  
**LEASE RATE: \$13.00/SF NNN**



# PROPERTY FEATURES



2246 Zurich Drive is the premier industrial building in Northern Colorado. The units are available for immediate occupancy and each unit includes office space, 12' x 14' overhead doors, and private restrooms. Please contact the listing brokers for more information.



**41,700 SF**  
BUILDING SIZE

**\$13.00/SF NNN**  
LEASE RATE

**16' - 24'**  
CLEAR HEIGHT

**Two (2) 2,375-7,500 SF Units**  
**One (1) 4,750 SF Unit**  
AVAILABLE SIZE

**\$5.92/SF**  
NNN (EST.)

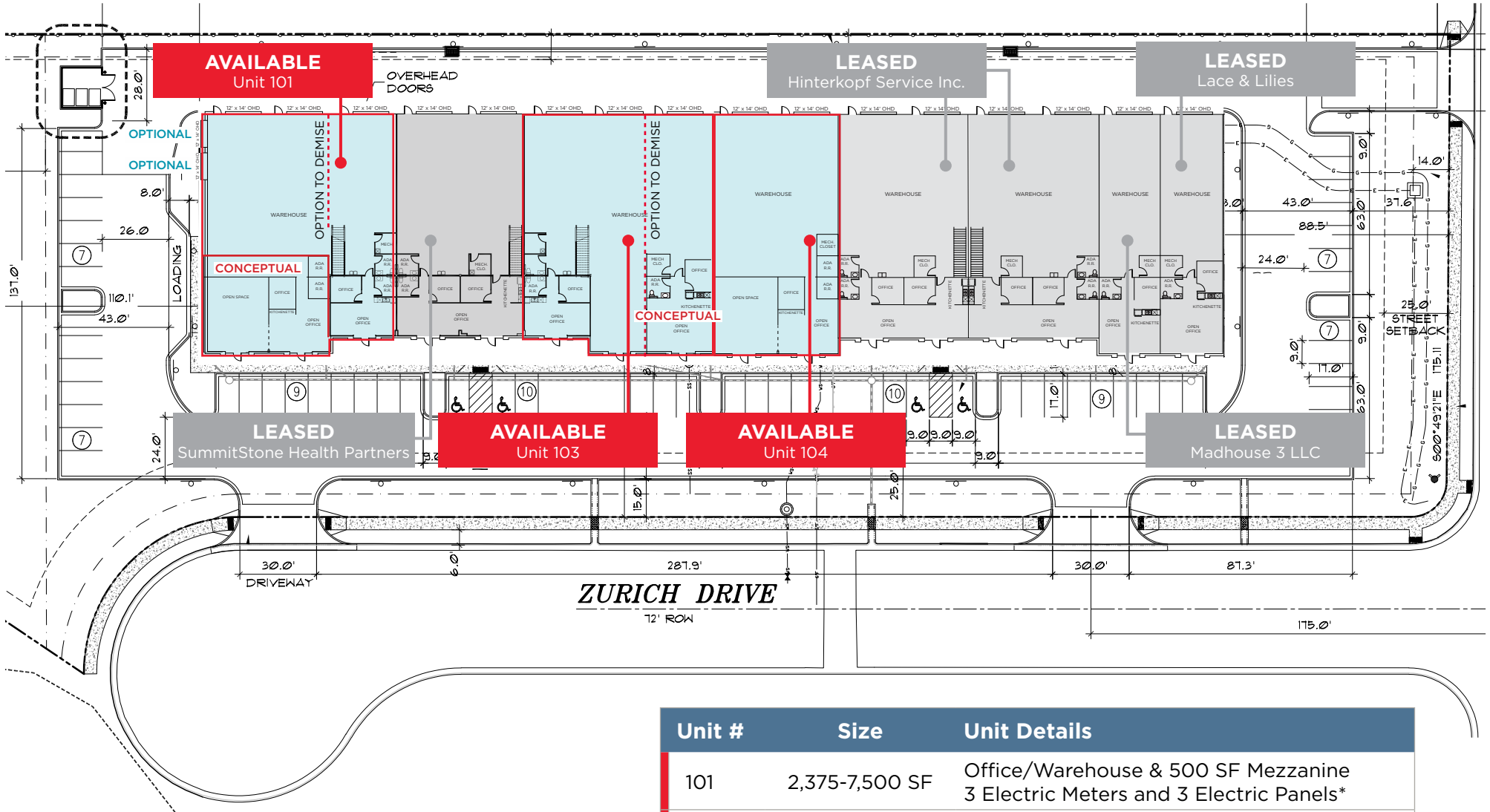
**66 Spaces**  
OFF-STREET PARKING

**(16) 12' x 14' OHDs**  
LOADING

**1,500 Amps, 3-Phase**  
POWER

**Ample**  
ON-STREET PARKING

# SITE PLAN



Unit #	Size	Unit Details
101	2,375-7,500 SF	Office/Warehouse & 500 SF Mezzanine 3 Electric Meters and 3 Electric Panels*
103	2,375-7,500 SF	Office/Warehouse & 500 SF Mezzanine
104	4,750 SF	Office/Warehouse

\*Due to the ability to support high power needs, the lease rate for Unit 101 will be an additional \$1.50/SF.

# PROJECT OVERVIEW



# PROPERTY PHOTOS



FOR LEASE

# 2246 ZURICH DRIVE

FORT COLLINS, CO 80524

Demographics	CoStar, 2026		
	1 Mile	3 Miles	5 Miles
2024 Population (Pop.)	5,875	59,766	140,331
2029 Pop. Projection	6,389	63,230	148,731
2024 Households (HH)	2,136	24,008	57,196
Avg HH Income	\$85,845	\$93,987	\$91,218

**MONTAVA DEVELOPMENT**  
2,310 UNITS

Richards Lake Rd.



## CONTACT

### TRAVIS ACKERMAN

Executive Managing Director  
+1 970 267 7720  
travis.ackerman@cushwake.com

### TY MASHEK

Senior Associate  
+1 303 525 3125  
ty.mashek@cushwake.com

772 Whalers Way, Suite 200  
Fort Collins, Colorado 80525

T +1 970 776 3900  
F +1 970 267 7419  
cushmanwakefield.com



**MOUNTAIN VISTA DEVELOPMENT**  
1,085 UNITS

**MOSAIC DEVELOPMENT**  
530 UNITS

**NORTHFIELD DEVELOPMENT**  
375 UNITS

SUBJECT PROPERTY

**BLOOM DEVELOPMENT**  
±1,600-2,000 DU'S (PLANNED)

Downtown Fort Collins

